

**MINUTES OF THE PLANNING BOARD MEETING  
HELD ON JUNE 26, 2012, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,  
1 HEINEMAN PLACE, HARRISON, NY**

**MEMBERS PRESENT**

*Thomas Heaslip, Chairman  
Anthony Spano  
Raymond Kraus  
Nonie Reich  
Marshall Donat  
Kate Barnwell*

**MEMBERS ABSENT**

*Mark Rinaldi*

*Patrick Cleary, Planning Consultant to the Board, was present tonight.*

The Chairman opened the meeting with the Pledge of Allegiance.

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**COMMITTEE REPORTS**

- Adopt minutes from May 22, 2012

Minutes not adopted held off to the July meeting.

- **LIFE TIME FITNESS EXTENSIONS** – 1 Gannett Drive, Block 631, Lot 12 & 20 – Site Plan 1-Year Extension, Steep Slope 180 Day Extension

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board to request a 180 day extension. He explained to the Board the reason for the extension requests.

Motion to grant Site Plan 1-year extension made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to grant Steep Slope 180 day extension made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 6-0.

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1. **FRENCH SUBDIVISION** – Sunnyridge Road, Block 444, Lot 5 (6 Lot SD) – Final Subdivision Plat Review, SEQR Review, **Public Hearing**

The Chairman noted that the applicant has requested the Public Hearing be adjourned to the July Meeting.

Motion to open the Public Hearing made by Kate Barnwell, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to adjourn to July 24, 2012 made by Raymond A. Kraus, seconded by Nonie Reich. Vote carried 6-0.

2. **DIPAOLLO SUBDIVISION – WETLAND PERMIT** – 79 Westerleigh Road, Block 611, Lot 21 (2 Lots) – Preliminary Plat Review, SEQR Review, Wetland Permit Review, **Public Hearing**

The Chairman noted that the applicant has requested the Public Hearing be adjourned to the July Meeting.

Motion to open the Public Hearing made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to adjourn to July 24, 2012 made by Raymond A. Kraus, seconded by Kate Barnwell. Vote carried 6-0.

3. **450 MAMARONECK AVENUE – PEDESTRIAN BRIDGES & TRADE SCHOOL** – 450 Mamaroneck Avenue, Block 482, Lot 23 – Site Plan Review, Special Exception Use Permit, SEQR Review, **Public Hearing**

Lorraine DeMaria with RPW Group explained the application for the trade school to the Board.

The Chairman asked for a motion to open the Public Hearing. Motion made by Anthony Spano, seconded by Kate Barnwell. Vote carried 6-0.

The Chairman asked if anyone would like to speak on this matter. Since no one came forward, he asked the Board if they had any comments or questions.

A discussion regarding the use of a trade school for this building ensued.

Motion to close the Public Hearing made by Raymond A. Kraus, seconded by Nonie Reich. Vote carried 6-0.

Nick Ilic, with RPW Group showed the Board architectural plans for the pedestrian bridges.

Motion to grant Site Plan approval made by Raymond A. Kraus, seconded by Marshall Donat. Vote carried 6-0.

Motion to grant Special Exception Use made by Raymond A. Kraus, seconded by Marshall Donat. Vote carried 6-0.

4. **RICHARD FLEISHMAN ASSOCIATES – GENERATOR** – 2 Manhattanville Road, Block 631, Lot 25 – Site Plan Review, Special Exception Use Permit, SEQR Review, **Public Hearing**

Richard Fleishman appeared before the Board.

Motion to open the Public Hearing made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 6-0.

The Chairman asked if anyone wanted to speak on this matter. Since no one came forward, he asked for a motion to close the Public Hearing.

Motion to close the Public Hearing made by Kate Barnwell, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to grant Special Exception Use permit made by Raymond A. Kraus, seconded by Nonie Reich. Vote carried 6-0.

Motion to grant Site Plan approval made by Raymond A. Kraus, seconded by Anthony Spano. Vote carried 6-0.

5. **COLE SUBDIVISION** – 33 Stratford Road, Block 518, Lot 19 (2 Lots) – Site Plan Review, SEQR Review, **Public Hearing**

Nonie Reich recused herself.

Charles Utschig with Birdsall appeared before the Board.

The Chairman asked if the applicant met with the engineering department.

Chuck Utschig noted that he has been working with engineering and went over the proposed changes to the plan.

Eric Gordon, with Keen & Bean appeared before the Board on behalf of the neighbor along with his Engineer. He went over the issues of the neighbor.

A discussion took place regarding screening for the neighbor, drainage, site distance and the strip of land being donated to the Town.

The Chairman said that he would like to go out and see the screening that exists one more time.

Motion to close the Public Hearing made by Kate Barnwell, seconded by Raymond A. Kraus. Vote carried 5-0.

6. **PIZZIMENTI SUBDIVISION** – 333 Harrison Avenue, Block 402, Lot 60 – Preliminary Plat Review, SEQR Review, **Public Hearing**

Anthony Tirone, Esq. appeared before the Board and gave an overview of the progress of the application. He went over the new proposal for Lot A having its front door on Harrison Avenue but its address would be Hyatt Avenue and the homeowner would use the door fronting on Hyatt Avenue as their front door.

A discussion took place regarding the proposed house on Lot A having two front doors, interior layout and adding a condition that the door on Harrison Avenue could not be removed and prohibiting a driveway on Harrison Avenue.

Motion to open the Public Hearing made by Raymond A. Kraus, seconded by Nonie Reich. Vote carried 6-0.

Anthony Castagna of 16 Hyatt Avenue appeared before the Board and asked what the proposed front yard setback is on Hyatt Avenue.

Anthony Tirone noted that it is 30 feet from the property line.

Barbara Castagna at 16 Hyatt Avenue noted that the driveways need to be on Hyatt because Harrison is very dangerous. We have a lot of train station parking and are concerned that it will force the parking to move down the street.

Larry Moscato of 20 Hyatt Avenue noted his concerns one is drainage and the aesthetics of the corner.

Anthony Tirone noted that we did have in mind the aesthetics with the new plan.

Patrick Cleary noted that by law the applicant is responsible for managing all stormwater runoff associated with the proposed development. In the next step of the subdivision process, the applicant must provide a stormwater management plan for review and approval.

Motion to close the Public Hearing made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to direct the preparation of a resolution made by Kate Barnwell, seconded by Raymond A. Kraus. Vote carried 6-0.

7. **PASSARELLA SUBDIVISION** – 8 Woodland Road, Block 1033, Lot 2 (2 thru 5) –

Preliminary Plat Review, SEQR Review, **Public Hearing**

Kip Konigsberg, Esq. appeared before the Board on behalf of a 2 lot subdivision in an R-75 zone.

Motion to open the Public Hearing made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 6-0.

The Chairman asked if anyone in the audience would like to speak on this matter. There being no one he asked if the Board had any questions.

Raymond Kraus asked if all encroachments have been moved, that was one of the comments from the engineering department.

Kip Konigsberg said that was no longer an issue with the new plan that was submitted.

The Chairman noted that since no one from engineering was here we would have to verify that.

Motion to close the Public Hearing made by Marshall Donat, seconded by Kate Barnwell. Vote carried 6-0.

8. **A&I CONSTRUCTION CORP. SUBDIVISION** – Crotona Avenue (Vacant Land – 2 Lot SD), Block 375, Lot 19 – Sketch Plan Review, SEQR Review

Mark Mustacato, Architect appeared before the Board on behalf of the application for a 2 lot subdivision. This is in a flood zone and it has to be built in accordance with the new requirements.

A discussion took place about the orientation of the new houses if they should front on Crotona Avenue or Temple Street, street parking and the Board asked to see elevations of the proposed homes.

Motion to declare the Board Lead Agency made by Raymond A. Kraus, seconded by Marshall Donat. Vote carried 6-0.

9. **INTERNATIONAL CORPORATE CENTER – MONUMENT SIGN** – Halstead Avenue, Block 196, Lot 1 – Site Plan Review, SEQR Review

Larry Bourque of ACB Sign Corp. appeared before the Board on behalf of the monument sign.

A discussion took place regarding the sign and lighting for the sign.

Motion to schedule a Public Hearing for July 24, 2012 made by Raymond A. Kraus,

seconded by Kate Barnwell. Vote carried 6-0.

10. **FENOM FITNESS LLC – CHANGE OF USE** – 67 Grant Street, Block 152, Lot 24 – Site Plan Review, SEQR Review

Paul Noto, Esq. appeared before the Board on a referral from the Town Board for a change of use. The applicant is seeking a positive referral to the Zoning Board of Appeals.

Mark Mustacato, Architect went over the site plan with the Board.

A discussion took place about the use of the fitness center and what the different rooms would be used for.

Motion to send the application to the Zoning Board of Appeals with a positive recommendation made by Marshall Donat, seconded by Raymond Kraus. Vote carried 6-0.

11. **WESTCHESTER COUNTRY CLUB – SAND SILO** – 99 Biltmore Avenue, Block 566, Lot 1 – Site Plan Review, Special Exception Use Permit, SEQR Review

Anthony Spano recused himself.

David Steinmentz, Esq. appeared before the Board on the sand silo and an update of the master plan.

A discussion ensued regarding the need for the sand silo and the Master Plan was also discussed.

Motion to schedule a Public Hearing for July 24, 2012 made by Marshall Donat, seconded by Raymond Kraus. Vote carried 5-0.

12. **OLD OAKS CC – STORAGE BINS & MATERIAL SILO** – 3100 Purchase Street, Block 681, Lot 5 – Site Plan Review, SEU Permit Review, SEQR Review

Bob Stanziale, Architect appeared before the Board on behalf of the storage bin change to the maintenance facility that was previously approved and the addition of four new storage bins. He noted that the club is no longer proposing the material silo.

A discussion regarding the location of the storage bins and their material took place.

Motion to schedule a Public Hearing for July 24, 2012 made by Raymond A. Kraus, seconded by Kate Barnwell. Vote carried 6-0.

This Meeting was adjourned at 9:45 pm on a motion by Raymond A. Kraus, seconded by Marshall Donat. Vote carried 6-0.

The next regular Board meeting is scheduled for July 24, 2012.

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Rosemarie Cusumano, Secretary

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Town Clerk's Office